



MINUTES FOR THE PLANNING COMMITTEE MONDAY 16TH MARCH 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson, T Cooper, J Cummings, J Hodgson and L Smallridge.

Apologies: Cllr Trant.

In Attendance: Cllr Beavis and S Halliday (Governance and Projects Manager).

1. WELCOME AND APOLOGIES FOR ABSENCE

To receive apologies and to confirm that any absence has the approval of the Council.

Cllr Auletta read out a statement about how the meeting would be conducted and recorded. The apologies were accepted.

There were no members of the public present who wished to speak.

2. CONFIRMATION OF MINUTES

To approve the minutes of 16th February 2026 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 0582/26/TPO – T1: Copper Beech - prune by up to 2m all round back to previous pruning points, maintaining smaller canopy. Half Moon House, Leechwell Street, Totnes, TQ9 5SU.

Object. The Committee cannot find sufficient justification for the requested pruning in the application and would welcome the South Hams District Council's Tree Officer's advice.

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

Note: Cllr Hodgson observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at South Hams District Council (SHDC).

4a. 3356/25/LBC - Listed Building Consent for re-roofing, re-rendering of external walls, demolition of interior dividing wall, remove and replace hanging slate on the western elevation of the property. Fernleigh Cottage, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.

Comment – the Committee does not object in principle to the works but feels there is insufficient details of the materials to be used and in the drawings (for example the style, materials and profile of roof vents, the type of lime mortar) to be reassured that the works will be carried out correctly on a listed building. The Committee defers to the South Hams District Council Heritage Officer's views on this application.

4b. 0429/26/LBC 0 Listed Building Consent for re-slating works to the rear turnerised roof. Bay Horse Inn, Cistern Street, Totnes, TQ9 5SP.

Committee members declared a personal interest as the applicant is known to them.
Support.

4c. 0475/26/LBC - Listed Building Consent to change a PVCu bathroom window to a cottage style timber window. Amend placement of a rooflight RL01 from the west pitch to the east pitch of the rear roof (retrospective). 64A High Street, Totnes, TQ9 5SQ.

Support, subject to the South Hams District Council Heritage Officer's approval.

4d. 0380/26/FUL - Change of use of part of building to veterinary use (Class E e)) and installation of new fire exit door. Dart Vale Vets, Station Road, Totnes, TQ9 5JR.

Support.

4e. 0332/26/LBC - Listed Building Consent for addition of two toilets & alterations to shopfront (resubmission of lapsed consent). 3 Fore Street, Totnes, TQ9 5DA.

Support. The Committee welcomes the inclusion of an accessible toilet and would encourage the applicants to consider ramp access from the footway through the doorway into the premises to provide full accessibility.

5. HARBERTON NEIGHBOURHOOD PLAN

To consider the Harberton Neighbourhood Plan Regulation 14 consultation and make any comments [deadline 23rd March 2026].

As a neighbouring parish, Totnes Town Council welcomes the opportunity to comment on the draft Harberton Neighbourhood Plan as part of the Regulation 14 consultation. The Council has the following comments to make:

Housing – The Council is pleased to see that the Winsland House Farm site is not identified by the consultants as meeting the Joint Local Plan Policy TTV25 sustainable villages. Developing these sites has the effect of increasing what appears to be Totnes town, rather than developing the heart of the village.

Transport – The Council is supportive of the focus on sustainable transport as outlined in the plan and offers the following points for consideration:

- Active Travel – more details could be provided on the active travel routes between Harbertonford, Harberton and Totnes, and the Town Council would be happy to work with the parishes on this through the Traffic and Transport Forum.
- Totnes and District Traffic and Transport Forum – representatives from Harberton Parish Council are very welcome to participate in the Traffic and Transport Forum to take forward common aims to improve transport links and safer routes between the settlements.
- Bus Stops – a safer bus stop on the A381 that serves (albeit with a walk) the residents of Harberton, which would provide more distance from the road for people to wait to be able to catch the more regular 92 Totnes-Dartmouth bus service (to become #7 service).

6. PAVEMENT LICENCE APPLICATION

To consider the following application: Pavement licence – Butterwalk, 51 High Street, Totnes, TQ9 5NP.

The Committee supports three tables and 6 benches (seating 12 people) as existing, but has concerns that 12 free-standing chairs will block pedestrian access. If chairs are to be introduced then the number requested will need to be reduced to avoid the pavement being blocked.

8. DATE OF NEXT MEETING AND MAY MEETING

To note the date of the next meeting of the Planning Committee – Monday 27th April 2026 at 6.30pm in the Guildhall, and a proposed date of Wednesday 20th May 2026 at 6.30pm.

Noted and the May date agreed (apologies from Cllr Smallridge in April and Cllrs Cooper and Collinson in May).

The meeting closed at 7.30pm.

Sara Halliday
Governance and Projects Manager
March 2026